andy Bubbles, Division No. I tract of land in Governmonwest quarter of the north fownship 32 North, Range l

KNOW ALL MEN BY THESE PRESENTS: that we, the undersigned, John W. Sandusky and Myrtle Sandusky, his wife, and Susan W. Jacobs, his step-daughter, a single woman, owners in fee simple of the use of the public forever Sandusky Road, Happy Lane and that portion of the West Beach Road lying within the plat, and the use thereof for all public purposes not inconsistent with the use thereof for public highways. Also the right to make all use thereof for public highways. Also the right to make all necessary slopes for cuts and fills upon the lots and tracts shown on this plat in the original grading of the streets shown thereon. Also the right to drain all streets over and across any streets are graded.

All claims for damages against Island County which may be occasioned to the adjacent land within the Jiat by the established construction, drainage and maintenance of said roads are hereby waived. Lot owners shall be prohibited from blocking, diverting, or restricting any natural or constructed drainage courses following original reasonable grading of roads.

Tract A is reserved by the Owners for future road purposes. The use of Easement A for private road purposes and the responsibility for the maintenance thereof is hereby dedicated to the owners of Lots 30 through 41.

The right to use Easements A. B. C. D. E and f to construct. The right to use Easements A. B. C. D. E and F to construct. The right to use Easements A. B. C. D. E and F to construct. The right to use Easements A. B. C. D. E and F to construct. The right to use Easements G. H. I and J to construct, maintain and repair water lines and other utilities is reserved by the owners of Lots 31 should be weeken to the owners of Lots 81 should be anchors and guys is hereby dedicated to the owners of Lots 28 and 29.

The right to use Easements G. H. I and J to construct, maintain and repair utility pole anchors and guys is hereby and its successors.

ertify that on this **29** day of me, the undersigned, a Notary Pu Washington, duly commissioned and hn W. Sandusky and Myrtle Sandusk bs, his step-daughter, to me know ibed in and who executed the foredged to me that they signed and soluntary act and deed for the u. Given under my hand and officity we written.

No. 1, is based upon an acture no. 1, is based upon an acture courses are shown thereon comes set, that all lots have beat the provisions of statute ne plat inctual sincorrection corrections been since and incorrections.

except Tracts A and B are e following restrictions: d for residential purposes

his plat shall be divided and sold, resold or transferred whereby the ownership of plat is less than 9600 square feet or less its narrowest part on a normal rectanguable in the construed as restricting the

cons cep t 4 ; 0 0 0

ny building constructed or plrough 41 shall not exceed 15 und elevation of the area occ hedge, tree or shrub plantintions between 2 and 6 feet abermitted to remain on Lots 1 curved portions of the lots occupied by the nting which obstruct above roadways of and 29 in the ots and the chords

sight ling shall be areas bound of the cumpolitum No constants or dry cross or maintaine of the core o CONTROL
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SOUTH TO THE COMMENT OF THE COMMENT OF THE COMMENT OF THE COMMENT OF THE CHAPTER OF THE CONTROL OF THE CONTRO require a building permit and immencement of work.
eptic tank, drain field, manure eptic tank, drain field, manure losures or structures for the losures or structures for the animals, storage or use of liquinsecticides shall be constructed control easement shown on the light shown on Tract A is used to on.
all be permitted on any lot.

-- -1, co ∞ ss shall be h Road, excep property bo in this plat d from any
in on the p
this plat s
Tract B.

dual buildings, levision cables including shall be

or maint face of furnish No ACCESS in this be permi GARAGES GARAGES GARAGES Trees allowed Control allowed LOTS 30 remain of the kept view fro Control allowed LOTS 30 remain (b) west of (c)

AND SHRUES

AND SHRUES

Press and shrubs, whether planted or native growth, shall press such a size that they will not kinder the from addoining properties, as determined by the Architectural followmittee, kowever, the well site, Fract A. Shall be add to return to its natural condition with naive greenery.

A) THROUGH 41 are subject to the following restrictions:

(a) No fance or heade shall be erected or permitted to or grow to a height exceeding 6 feet.

(b) No structure exceeding 6 feet or residency of the west building setback line. floor drains, swimming septic tanks, or any other source of controlled liquids be discharged on the ground west of the west building setland line. floor drains, swimming settland to the sale of any lot in this plat an Architectural prior to the sale of any lot in this plat an Architectural be discharged on the ground west of the west building setland line.

FIGURAL CONTROL COMMITTEE TECTURAL CONTROL COMMITTEE Sandusky

Myrtle Sandusky

A) John D. Chapman

A) John W. Sandusky

A majority of the committee may designate a representative through a duly recorded writted may find the remaining members shall have full authority to designated representative shall be entitled to any compensation through a duly recorded written fast ument to committee the the mombers of the lost shall have the tonder the committee or to withdraw from the committee the boulding shall be rected, placed, or altered on any lot the construction plans and specifications and a plan show the location of the structure have been approved by the bound the subject of the structure have been approved by the bound the subject of the structure and as to location with the committee or its designated representative fails prove or disapprove plans and specifications within one after commencement of constructures, and as to location with the committee or its designated representative fails prove or disapprove plans and selectifications within one approved.

No structure of temporary character, basement, tent, shack, each re

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RBOR, æ WA SHING TO N Land Surveyor

MORGAN

A. L. A.

// Engineer &
OAK HARBOR,

JOHN W
Professi
OAK SANDUSKY Civil Engineer

RBOR, WASHINGTON

DRAWN HEET BY H. L. M.

0F SANDY NOISINION BUBBLES

Examined and approved in accordance with R.C.W.

APPROVALS

day

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1975,

A.D.

58.17.160(1)

County Engineer

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I, Ruth E. Zylstra, Treasurer of Island County, Washington, hereby certify that all taxes on the property embraced by this plat are fully paid to and including the year 1976.

Park & 3

TREASURER'S CERTIFICATE

Island

Sland county Planning Director

SEPTEMBER

1975, A.D.

MINING

No quarrying or mining operations, turnels, mineral shafts or excavations of any kind shall be permitted upon or in any lot. OIL AND 6AS

No tanks, derricks or other structures designed for use in refining, boring, exploring or removal of oil, gas or hydrocarbons shall be constructed, maintained or permitted on the surface, the undersigned convert their heirs, successors and assigns shall retain all rights to explore and drill for, produce, the undersigned convert, their heirs, successors and assigns shall retain all rights to explore and drill for owners of individual lots will receive these rights.

HOLD HARMLESS CLAUSE

Know all men by these presents: the seller and any future sellers of any portion of the plat of Sandy Bubbles, Division or death or injuries from any or all of the following or death or injuries from any or all of the following.

Raveling, sloughing, awing, erosion or accidents of or on the area from the west bank to the water's edge on lots of through 41.

BENEAL PROVISIONS

This hold harmless provision shall run with the land and protect all future sellers.

BENEAL PROVISIONS

These restrictive covenants are to run with the land and shall be binding on all persons and parties claiming title to any lot or portion of a lot in this plat until they are repealed. Shall be binding on all persons and parties claiming title to any lot or portion of a lot in this plat until they are repealed. Shall be binding on all persons and parties claiming title to any lot or portion of a lot in this plat until they are repealed. Shall be binding on all persons and parties claiming title to any lot or portion of a lot in this plat until they are repealed. The provision of a lot in this plat until they are repealed. The person owning any real persons of them this plat or the matter of the provision shall run with the land and shall be any of them to any of them from so doing at the person or persons which and to recover damages arising from such volating or a person of person which the person or persons

day of

SEPTEMBER

1975,

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folating or CERTIFICATE OF TITLE

of county commissioners

Page 568 _, Records of Island County, Washington. , 1975, under File No.

RECORDING CERTIFICATE

Filed for record at the request of John W. Sandusky on

recorded in Volume R minutes past of Plats, pages 25 and

County Auditor

Washington.

under File Number

288211

Records of Island County,

PLAT 0F

ANDY

BUBBL

ES

> DIVISION NO. SECTIONS 32 N. R. I I E X \$ \$

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PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE. \searrow





